



# Potential TOD sites- Update

Transportation Committee  
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# TOD Policy Goals



- **Maximize the development impact of transit investments**
  - Community building
- **Support regional economic competitiveness**
  - More people connected to jobs; larger employment pool for employers
- **Advance equity**
  - Housing affordability & good jobs accessible by transit
- **Support a 21st century transportation system**
  - Ridership & revenue



- **Projects**
  - **TOD on Council-owned land**
- **Programs & Resources**
  - **Forums & coordination**
  - **Website resources**
  - **Best practices**
- **Partnerships**
  - **Work with partner jurisdictions & other stakeholders**
  - **Tours, talks, panels**
  - **Grant and plan review**

**JOINT DEVELOPMENT**  
Partnering to Build Complete  
Communities Near Transit

September 2017

U.S. Department of Transportation  
Federal Transit Administration



**Allianz Field and TOD**

Location:  
Saint Paul, MN

Sponsor:  
Metro Transit

Left: Allianz Field and Snelling-Midway TOD, proposed. Saint Paul, MN

Metro Transit acquired this 9.9-acre parcel near the intersection of University and Snelling avenues in St. Paul, MN in the 1970s with FTA assistance. The land was most recently used for construction staging for the Green Line light rail transit and the A Line bus rapid transit projects, which have stations nearby and opened in 2014 and 2016, respectively. These transit projects helped create a unique opportunity for TOD on this and surrounding properties. In 2016, the City of St. Paul entered a master agreement with a joint venture, including a professional soccer team, to build a soccer stadium with easy access to both transit lines. The long-term goal is to create a complete community surrounding the stadium including residential, office, retail, and public open spaces.



Snelling-Midway Site, existing conditions.  
Saint Paul, MN

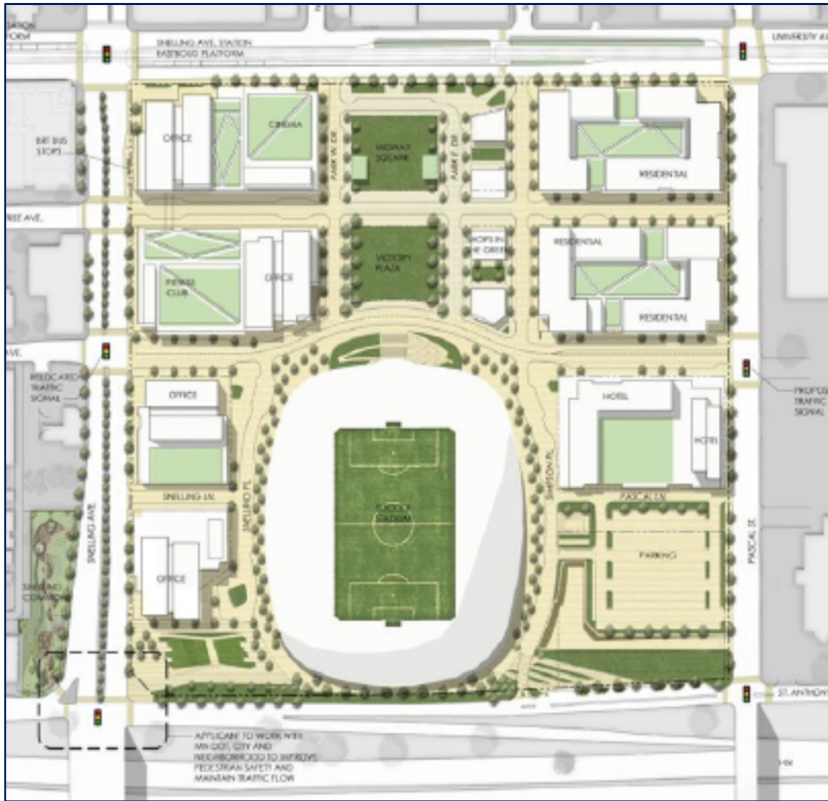
**Highlights:**

- The 20,000-seat stadium will be the home of a professional soccer team built with roughly \$200 million in private funds and the anchor of a mixed-use TOD estimated at \$300 million.
- The City of St. Paul estimates that approximately 7,000 people will use transit to access the stadium on game days. The adjacent TOD will further increase transit ridership.
- The agency will lease the land to the City of St. Paul for 52 years and the city will own the stadium.
- Metro Transit expects to receive at least \$29 million over the life of the project.

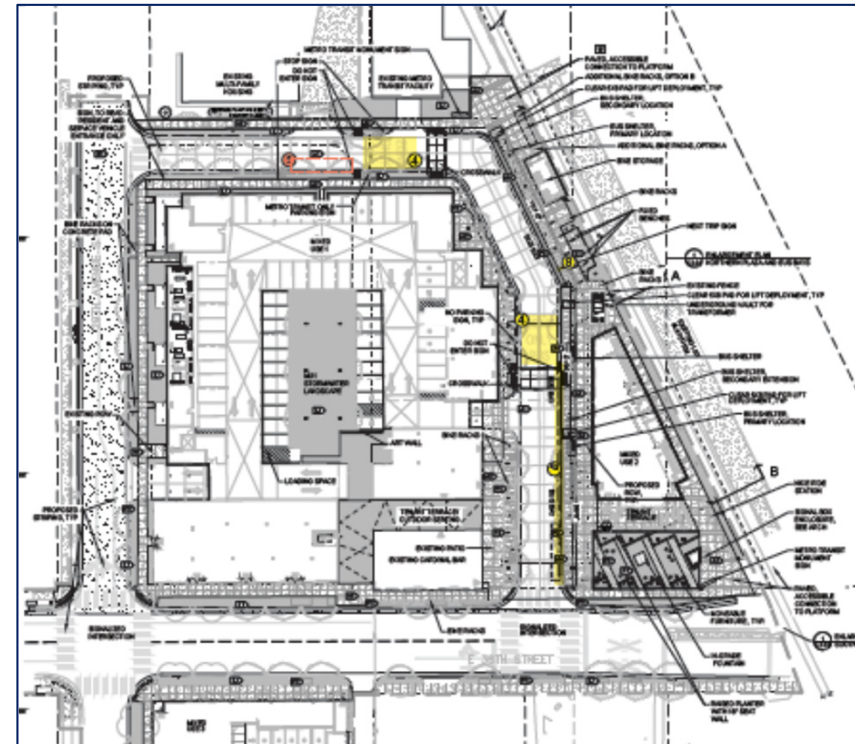


Snelling-Midway Site, historic use.  
Saint Paul, MN

One of 4 featured projects in 2017  
FTA Joint Development Guide

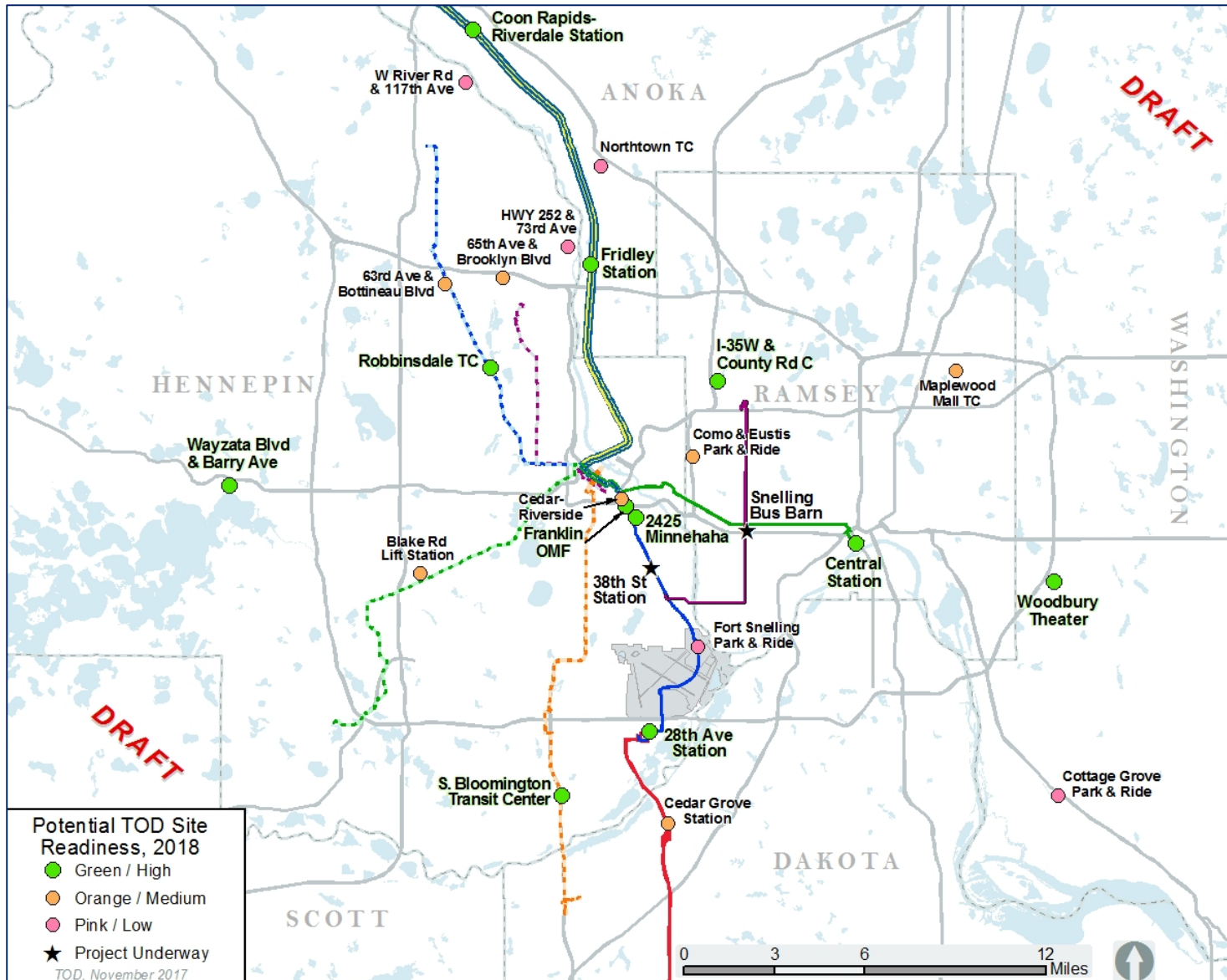


Snelling Site Plan  
 Final plat approved, remediation in progress, demolition on adjacent properties underway, Stadium opening in April 2019.

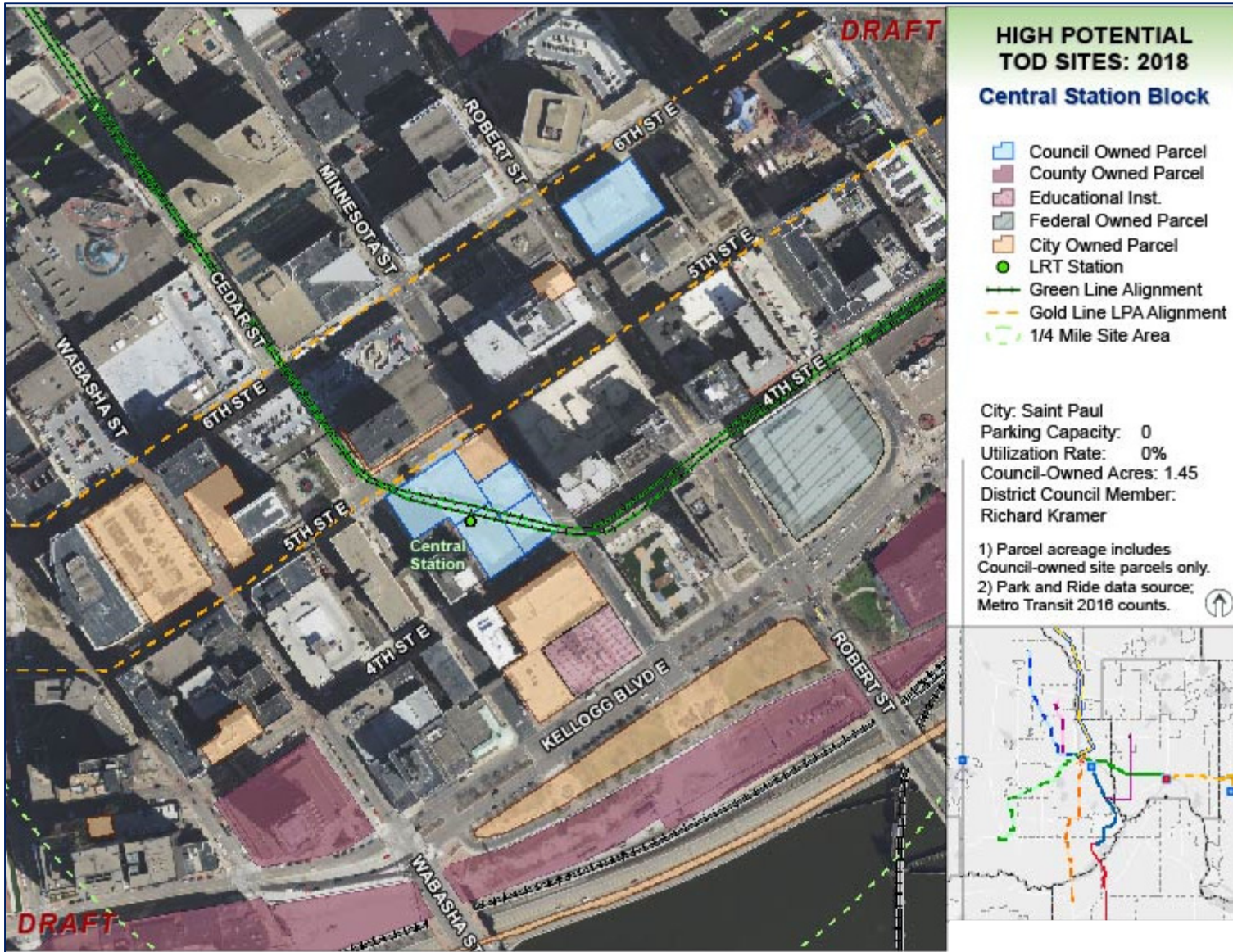


38<sup>th</sup> Street Site Plan  
 Final plat approved, ground lease and other agreements close to execution, construction expected to start 2018.

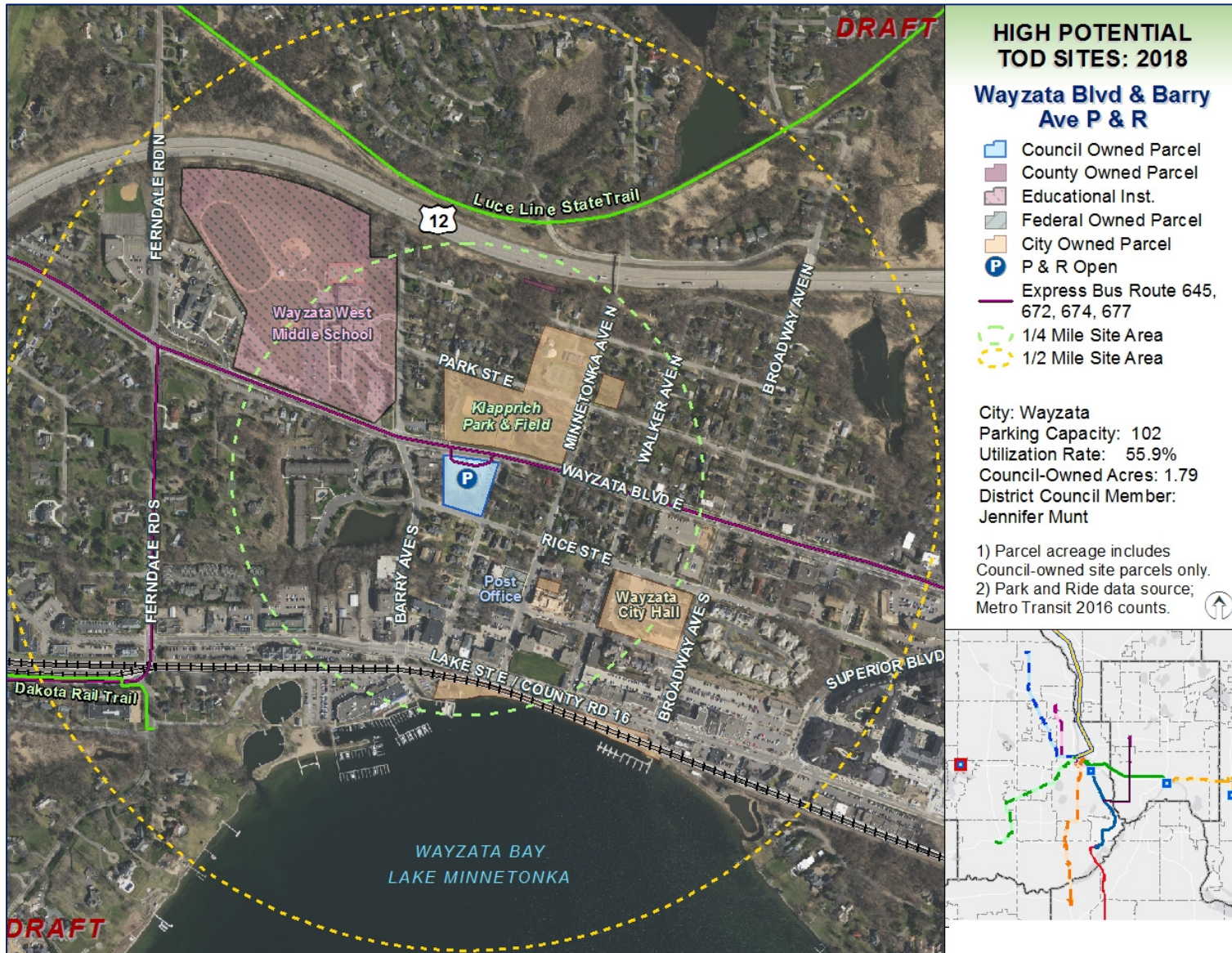
# Potential TOD sites 2018



# Central Station Block



# Wayzata P & R Potential TOD



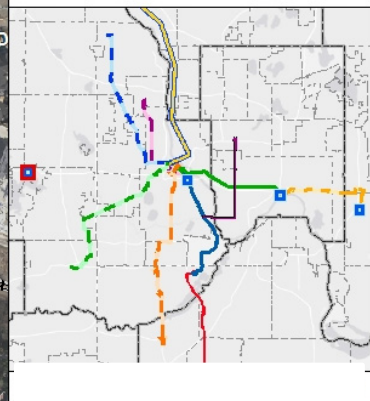
## HIGH POTENTIAL TOD SITES: 2018

### Wayzata Blvd & Barry Ave P & R

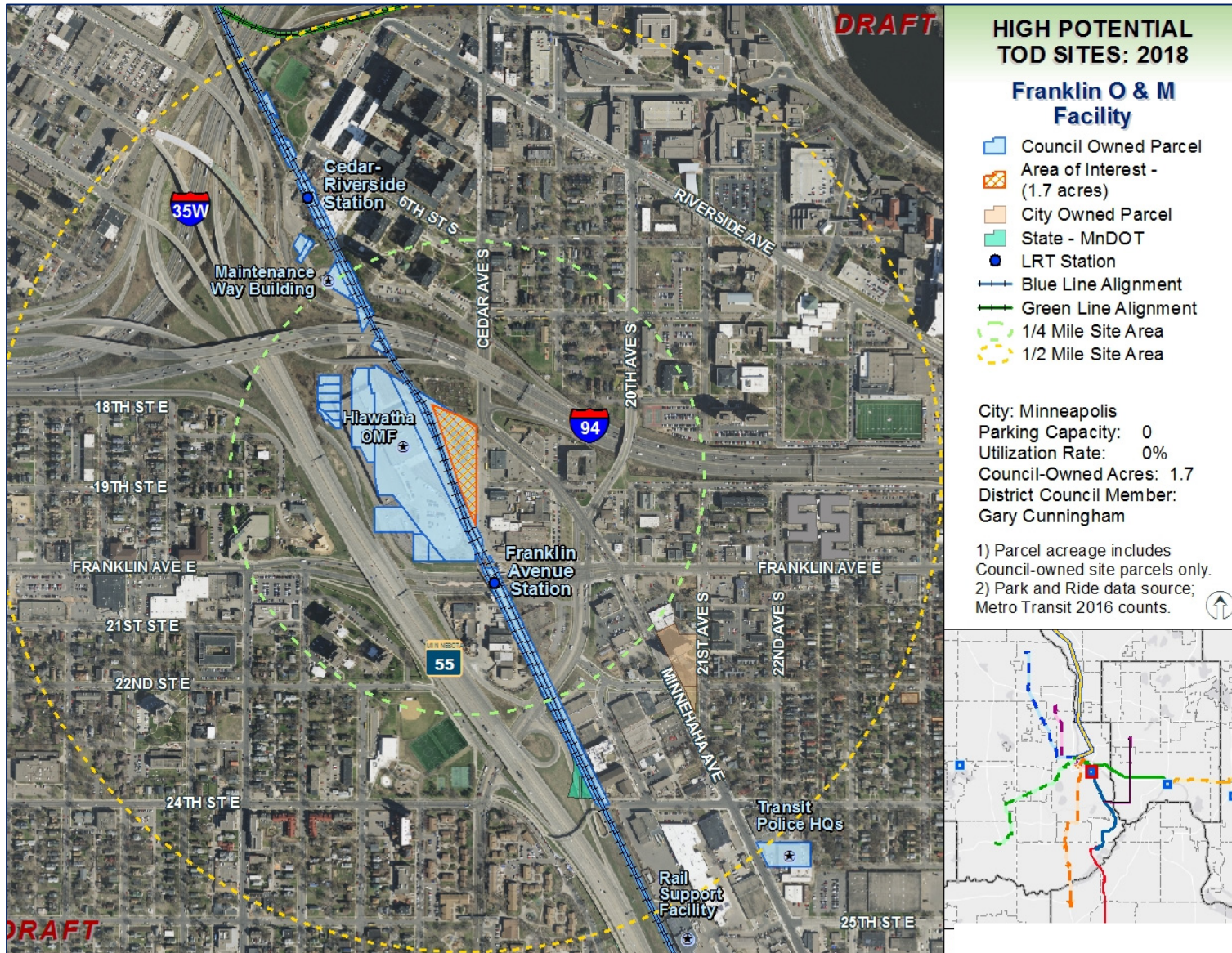
- Council Owned Parcel
- County Owned Parcel
- Educational Inst.
- Federal Owned Parcel
- City Owned Parcel
- P & R Open
- Express Bus Route 645, 672, 674, 677
- 1/4 Mile Site Area
- 1/2 Mile Site Area

City: Wayzata  
 Parking Capacity: 102  
 Utilization Rate: 55.9%  
 Council-Owned Acres: 1.79  
 District Council Member:  
 Jennifer Munt

- 1) Parcel acreage includes Council-owned site parcels only.
- 2) Park and Ride data source; Metro Transit 2016 counts.

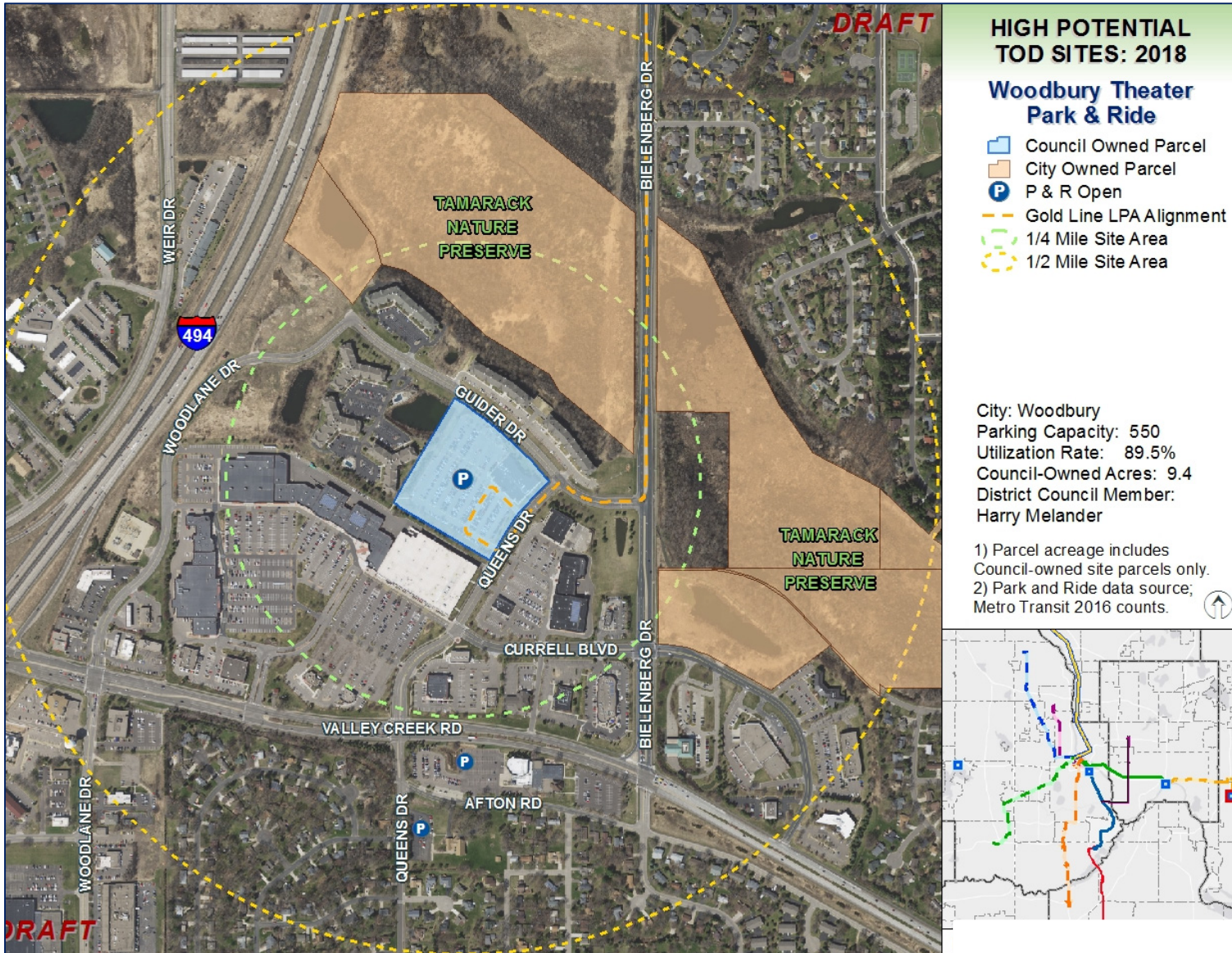


# Franklin OMF





# Woodbury P & R



That the Metropolitan Council designate the attached list of Council properties as potential TOD projects eligible for use of the TOD fund allocated to the TOD Office. Funds will be used for expenses necessary to pursue TOD opportunities on these sites. Examples of tasks include title reports, surveys, appraisals, market studies, engineering studies, etc.

# Questions?



[www.metrotransit.org/tod](http://www.metrotransit.org/tod)